



June 5, 2003

Mr. Harold Palmer  
SEHGA, Inc.  
285 Pinewood Drive  
Tallahassee, Florida 32303

Re: Mahan Oaks Technical Amendment (TTA030009)  
Tax Parcels #11-28-20-032-0000 and 11-28-20-075-0000

Dear Mr. Palmer:

This letter is to notify you that your application for a technical amendment filed on May 28, 2003, has been approved, conditional upon your return to this office a verified copy of the recording (with the Clerk of the Circuit Court of Leon County, Florida) within 30 days of this approval.

Page 1 of Attachment 1 illustrates the revised configuration of parcel 11-28-20-032-0000.

Page 2 of Attachment 1 includes the revised legal description of parcel 11-28-20-032-0000.

Page 1 of Attachment 2 illustrates the revised configuration of parcel 11-28-20-075-0000.

Page 2 of Attachment 2 includes the revised legal description of parcel 11-28-20-075-0000.

This approval is intended to meet the procedural requirements of the City of Tallahassee Subdivision Regulations only, and it does not waive any other applicable local, state, or federal regulations, nor does it constitute a "replat" of a subdivision recorded in the Public Records of Leon County, Florida. This approval is pursuant to Section 20.12 of the City of Tallahassee Subdivision Regulations and is based on the following findings:

1. No additional lots nor streets are created; and
2. The parcels resulting from the technical amendment are not reduced below the minimum sizes required by applicable regulations; and

300 S. Adams St.  
Tallahassee, FL 32301-1731  
Phone: 850-891-0010 TDD: 711  
talgov.com

JOHN R. MARKS, III  
Mayor

ANITA R. FAVORS  
City Manager

ALLAN J. KATZ  
Mayor Pro Tem

JAMES R. ENGLISH  
City Attorney

ANDREW D. GILLUM  
Commissioner

GARY HERNDON  
City Treasurer-Clerk

DEBBIE LIGHTSEY  
Commissioner

SAM M. McCALL  
City Auditor

MARK MUSTIAN  
Commissioner

3. There is no change in the orientation of any parcel adjacent to streets; and
4. No streets are vacated; and
5. There will be no impact resulting from the proposed change which would require a public hearing before the Planning Commission.

Should you have any questions, please contact our office at 850.891.7000.

Sincerely,



Wade Pitt  
For the Director  
Growth Management Department

cc: Jay Schuck, NE LUES Team  
Mike Waters, Property Appraiser's Office

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**STATE OF FLORIDA  
COUNTY OF LEON**

The foregoing instrument was acknowledged before me on this 5<sup>th</sup> day of June of 2003,  
by Wade Pitt, who is personally known to me and who did take an oath.

**NOTARY PUBLIC STATE OF FLORIDA**

sign: Deborah Mae McCullers

print: \_\_\_\_\_

Witness: Michael R. Peacock, Michael R. Peacock

Witness: Carolyn Horsey Carolyn Horsey



Deborah Mae McCullers  
MY COMMISSION # CC876291 EXPIRES  
October 4, 2003  
BONDED THRU TROY FAIR INSURANCE, INC.

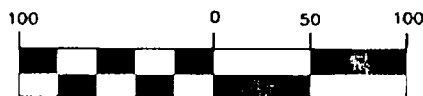
[hc031230]

# A Allen Nobles & Associates, Inc.

TALLAHASSEE • CHIPLEY • DESTIN • PENSACOLA

PROFESSIONAL  
LAND SURVEYING,  
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LB#3293 EB#7990  
2844 PABLO AVENUE  
TALLAHASSEE, FLORIDA 32308  
PH: 850-385-1179  
FAX: 850-385-1404

## GRAPHIC SCALE



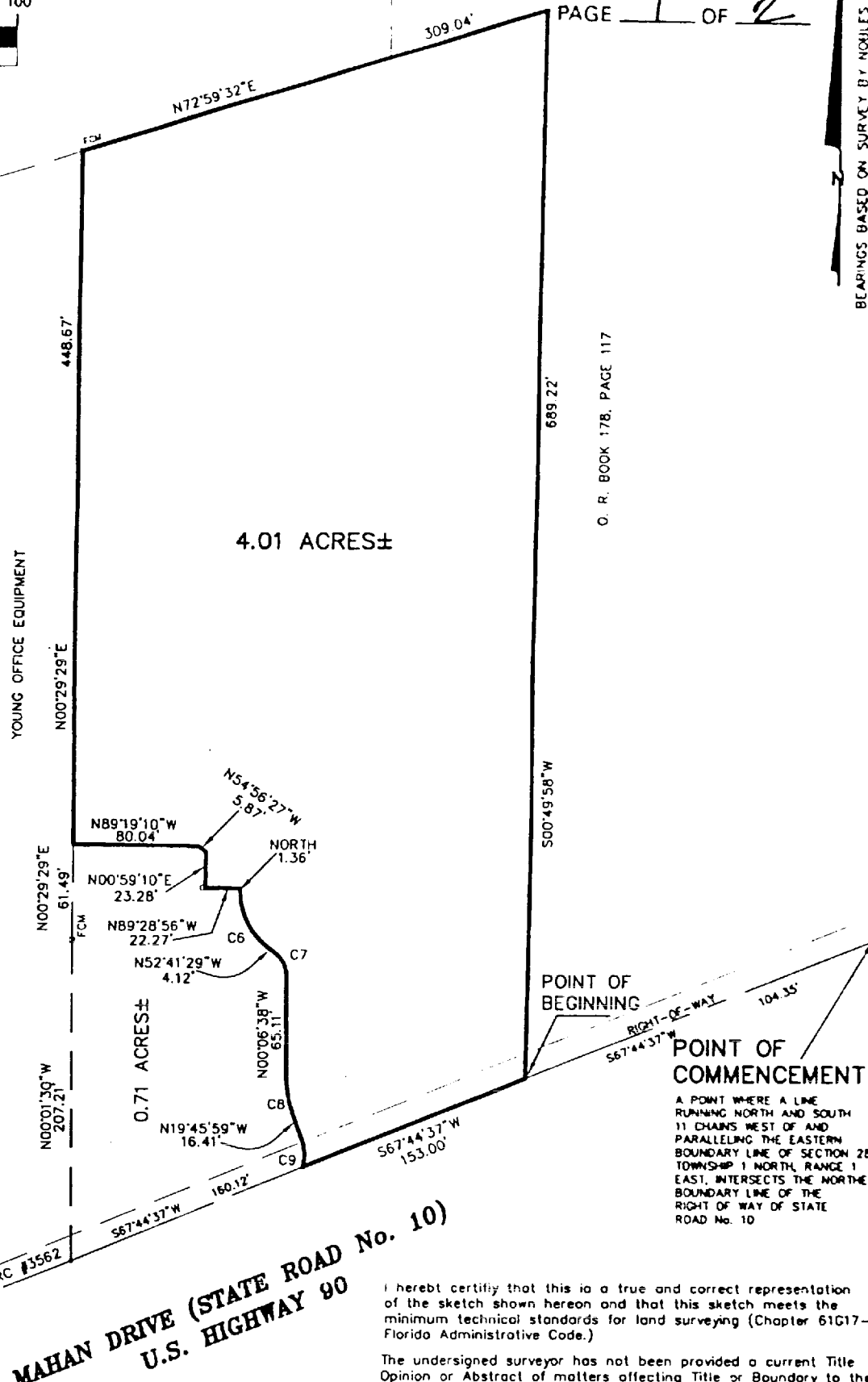
( IN FEET )  
1 inch = 100 ft.

### LEGEND

- (S) = SURVEY
- (C) = CALCULATED
- (D) = DEED
- FCM = FOUND CONCRETE MONUMENT
- SIRC = SET IRON ROD AND CAP
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROAD AND CAP
- R = RADIUS
- L = LENGTH
- CH = CHORD
- D = DELTA

ATTACHMENT # 1  
PAGE 1 OF 2

BEARINGS BASED ON SURVEY BY NOULES VARNUM  
AND ASSOCIATES DATED 4/27/89



- C7  
R=19.00'  
L=18.42'  
D=55°33'27"  
CH=N27°53'21"W  
17.71'
- C6  
R=46.78'  
L=43.02'  
D=52°41'29"  
CH=N26°20'44"W  
41.52'
- C8  
R=75.00'  
L=25.73'  
D=19°39'22"  
CH=N09°56'18"W  
25.60'
- C9  
R=30.96'  
L=18.03'  
D=33°21'49"  
CH=N03°05'06"W  
17.77'

I hereby certify that this is a true and correct representation  
of the sketch shown hereon and that this sketch meets the  
minimum technical standards for land surveying (Chapter 61G17-5,  
Florida Administrative Code.)

The undersigned surveyor has not been provided a current Title  
Opinion or Abstract of matters affecting Title or Boundary to the

ANA Project No. 4088-002  
October 08, 2002  
Sheet 2 of 2ATTACHMENT # 1  
PAGE 2 OF 2MAHAN OAKS  
4.01 ACRES

Commence at a point of intersection of a line running North and South 11 chains (726.0 feet) West of the East line of Section 28 with the Northern right of way boundary (55 feet from the centerline) of State Road No. 10 (formerly State Road No. 1), and run thence South 67 degrees 44 minutes 37 seconds West along the Northerly right of way of said State Road No. 10 a distance of 104.35 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence South 67 degrees 44 minutes 37 seconds West along said Northerly right of way a distance of 153.00 feet to the point of curve of a non tangent curve concave Westerly; thence leaving said right of way run Northwesterly along said curve with a radius of 30.96 feet through a central angle of 33 degrees 21 minutes 49 seconds for an arc length of 18.03 feet (chord of 17.77 feet bears North 03 degrees 05 minutes 06 seconds West); thence North 19 degrees 45 minutes 59 seconds West a distance of 16.41 feet to a point of curve to the right; thence along said curve with a radius of 75.00 feet through a central angle of 19 degrees 39 minutes 22 seconds for an arc length of 25.73 feet (chord of 25.60 feet bears North 09 degrees 56 minutes 18 seconds West); thence North 00 degrees 06 minutes 38 seconds West a distance of 65.11 feet to a point of curve to the left; thence along said curve with a radius of 19.00 feet through a central angle of 55 degrees 33 minutes 27 seconds for an arc length of 18.42 feet (chord of 17.71 feet bears North 27 degrees 53 minutes 21 seconds West); thence North 52 degrees 41 minutes 29 seconds West a distance of 4.12 feet to a point of curve to the right; thence along said curve with a radius of 46.78 feet through a central angle of 52 degrees 41 minutes 29 seconds for an arc length of 43.02 feet (chord of 41.52 feet bears North 26 degrees 20 minutes 44 seconds West); thence North a distance of 1.36 feet; thence North 89 degrees 28 minutes 56 seconds West a distance of 22.27 feet; thence North 00 degrees 59 minutes 10 seconds East a distance of 23.28 feet; thence North 54 degrees 56 minutes 27 seconds West a distance of 5.87 feet; thence North 89 degrees 19 minutes 10 seconds West a distance of 80.04 feet; thence North 00 degrees 29 minutes 29 seconds East a distance of 448.67 feet; thence North 72 degrees 59 minutes 32 seconds East a distance of 309.04 feet; thence South 00 degrees 49 minutes 58 seconds West a distance of 689.22 feet to the POINT OF BEGINNING, containing 4.01 acres more or less.

The above described property being subject to a 15- foot utility easement along the Northerly right of way of State Road No. 10.



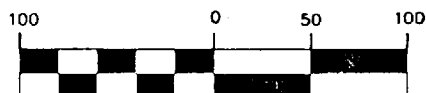
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FAX: 850-385-1404

## GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

ATTACHMENT # 2  
PAGE 1 OF 2

BEARINGS BASED ON SURVEY BY NOBLE'S VARNUM  
AND ASSOCIATES DATED 4/27/89

O. R. BOOK 17B, PAGE 117

### LEGEND

(S) = SURVEY  
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FCM = FOUND CONCRETE MONUMENT  
SIRC = SET IRON ROD AND CAP  
FIP = FOUND IRON PIPE  
FIR = FOUND IRON ROAD AND CAP  
R = RADIUS  
L = LENGTH  
CH = CHORD  
D = DELTA

C6	C8
R=46.78'	R=75.00'
L=43.02'	L=25.73'
D=52°41'29"	D=19°39'22"
CH=S26°20'44"E	CH=S09°56'19"E
41.52'	25.60'
C7	C9
R=19.00'	R=30.96'
L=18.42'	L=18.03'
D=55°33'27"	D=33°21'49"
CH=S27°53'21"E	CH=S03°05'05"E
17.71'	17.77'

RIGHT-OF-WAY  
MAHAN DRIVE (STATE ROAD No. 10)  
U.S. HIGHWAY 90

I hereby certify that this is a true and correct representation of the sketch shown hereon and that this sketch meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code.)

The undersigned surveyor has not been provided a current Title Opinion or Abstract of matters affecting Title or Boundary to the

ANA Project No. 4088-002  
September 26, 2002  
Sheet 2 of 2ATTACHMENT # 2  
PAGE 2 OF 2

## 0.71 ACRES

Commence at a point of intersection of a line running North and South 11 chains (726.0 feet) West of the East line of Section 28 with the Northern right of way boundary (55 feet from the centerline) of State Road No. 10 (formerly State Road No. 1), and run thence South 67 degrees 44 minutes 37 seconds West along the Northerly right of way of said State Road No. 10 a distance of 257.35 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 67 degrees 44 minutes 37 seconds West along said Northerly right of way a distance of 160.12 feet; thence leaving said Northerly right of way run North 00 degrees 01 minutes 30 seconds West a distance of 207.21 feet; thence North 00 degrees 29 minutes 29 seconds East a distance of 61.49 feet; thence South 89 degrees 19 minutes 10 seconds East a distance of 80.04 feet; thence South 54 degrees 56 minutes 27 seconds East a distance of 5.87 feet; thence South 00 degrees 59 minutes 10 seconds West a distance of 23.28 feet; thence South 89 degrees 28 minutes 56 seconds East a distance of 22.27 feet; thence South a distance of 1.36 feet to a point of curve to the left; thence along said curve with a radius of 46.78 feet through a central angle of 52 degrees 41 minutes 29 seconds for an arc length of 43.02 feet (chord of 41.52 feet bears South 26 degrees 20 minutes 44 seconds East); thence South 52 degrees 41 minutes 29 seconds East a distance of 4.12 feet to a point of curve to the right; thence along said curve with a radius of 19.00 feet through a central angle of 55 degrees 33 minutes 27 seconds for an arc length of 18.42 feet (chord of 17.71 feet bears South 27 degrees 53 minutes 21 seconds East); thence South 00 degrees 06 minutes 38 seconds East a distance of 65.11 feet to a point of curve to the left; thence along said curve with a radius of 75.00 feet through a central angle of 19 degrees 39 minutes 22 seconds for an arc length of 25.73 feet (chord of 25.60 feet bears South 09 degrees 56 minutes 19 seconds East); thence South 19 degrees 45 minutes 59 seconds East a distance of 16.41 feet to a point of curve of a non tangent curve to the right; thence along said curve with a radius of 30.96 feet through a central angle of 33 degrees 21 minutes 49 seconds for an arc length of 18.03 feet (chord of 17.77 feet bears South 03 degrees 05 minutes 05 seconds East); to the POINT OF BEGINNING, containing 0.71 of an acre more or less.

The above described property being subject to a 15-foot utility easement along the Northerly right of way of State Road No. 10.